

CITY OF DELTA, UTAH
REGULAR CITY COUNCIL MEETING
AUGUST 17, 2006

PRESENT

Gayle Bunker
Robert Banks
Glen Swalberg
Betty Jo Western

Mayor
Council Member
Council Member
Council Member

ABSENT

Kiley Chase
Bruce Curtis
Richard Waddingham

Council Member
Council Member
City Attorney

ALSO PRESENT

Alan Riding
Gregory Jay Schafer
Howard & Tonya Quackenbush
Betty Carter

Public Works Director
City Recorder
City Residents
City Resident

Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been provided to the Millard County Chronicle/Progress and to each member of the City Council at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Council Member Betty Jo Western offered opening remarks following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Regular City Council Meeting held July 20, 2006 were presented for consideration and approval. Following review, Council Member Glen Swalberg MOVED to approve the minutes of the Regular City Council Meeting held July 20, 2006, as presented. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been given to them two days prior to the meeting. Following review, Council Member Betty Jo Western MOVED to approve the

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accounts payable dated August 17, 2006, in the amount of \$126,880.47. The motion was SECONDED by Council Member Robert Banks. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

UNFINISHED BUSINESS

There were no items of unfinished business on the agenda.

NEW BUSINESS

ZONING OFFICER ALAN RIDING: PROPOSED APPENDIX 9 TO DELTA CITY ZONING ORDINANCE PROVIDING FOR THE LYMAN ROW RESIDENTIAL (LRR) ZONE AND PROPOSED ZONE DESIGNATIONS FOR WEST DELTA 2006 ANNEXATION

Zoning Officer Alan Riding reported that the Planning & Zoning Commission had met to discuss the zoning requirements and restrictions for the proposed Lyman Row Residential (LRR) Zone. The result of that discussion was a recommendation to the City Council that a public hearing be set for the purpose of receiving public comment regarding the proposed Lyman Row Residential (LRR) zone and that the zone designation be approved. The Planning & Zoning Commission further recommended that the undeveloped area one-half block north of the Lyman Row residential area be designated as Residential Development. This will require Planning & Zoning Commission approval prior to any development in those areas. The Lyman Row Residential (LRR) zone designation will protect and make all existing structures and uses permitted structures and uses in that zone.

Mayor Bunker noted that a public hearing needs to be scheduled for the proposed Lyman Row Residential (LRR) zone.

Following review, Council Member Robert Banks MOVED to schedule a public hearing on Thursday, September 7, 2006 at 6:40 p.m. for the purpose of receiving public comment regarding the proposed Lyman Row Residential (LRR) zone and the proposed zone designations for the West Delta 2006 Annexation. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ZONING OFFICER ALAN RIDING: PROPOSED ZONE CHANGE FROM RESIDENTIAL -2 (R-2) TO RESIDENTIAL -4 (R-4) ON PROPERTY LOCATED BETWEEN APPROXIMATELY 150 AND 200 SOUTH AND 150 AND 200 EAST

Zoning Officer Alan Riding reported that this zone change was intended to be approved at the time the Planning & Zoning Commission recommended changes to development zones. Two of the buildings which are part of the Delta Manor Apartment complex are zoned differently than the other

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three buildings. This zone change will provide the correct zone designation for all Delta Manor buildings. The Planning & Zoning Commission recommended that a public hearing be held for the purpose of receiving public comment regarding the proposed zone change.

Following review, Council Member Betty Jo Western MOVED to schedule a public hearing on Thursday, September 7, 2006 at 6:30 p.m. for the purpose of receiving public comment regarding a proposed zone change from Residential - 2 (R-2) to Residential - 4 (R-4) on property located between approximately 150 and 200 South and 150 to 200 East. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR GAYLE BUNKER: DELTA CITY CENTENNIAL CELEBRATION COMMITTEE
PLANNING MEETING

Mayor Bunker stated that planning for the centennial celebration needs to begin and he would like to invite representatives from many of the early families in the area to be a part of the centennial celebration committee and contribute to the celebration. Mayor Bunker would like to schedule a planning meeting for the group and requested that Council Members be in attendance at the meeting. The first step will be finding these people so they can be invited to attend the meeting and participate in the celebration.

Following review, Council Member Robert Banks MOVED to schedule a planning meeting for the Delta City Centennial Celebration Committee on September 21, 2006 in conjunction with the Regular City Council Meeting. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR GAYLE BUNKER: RESOLUTION NO. 06-311 REVISING RATES FOR USE OF THE
DELTA CITY WATER SYSTEM

Mayor Bunker referred to the following resolution:

RESOLUTION NO. 06-311

A RESOLUTION REVISING THE MONTHLY SERVICE CHARGES FOR USE OF THE
DELTA CITY WATER SYSTEM

Mayor Bunker noted that this resolution increases the base rate for water service from \$16 to \$25 for the first 4,000 gallons used. The cost for 4,000 to 15,000 gallons will be lowered from \$.70 per 1,000 gallons to \$.60 per 1,000 gallons. Use of less than 15,000 gallons of water per month will amount to an approximate \$7.00 per month increase over current rates. It is believed that these rates will allow payment of a Public Community Impact Fund Board loan and meet obligations for operation and maintenance.

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Following review, Council Member Glen Swalberg MOVED to adopt Resolution No. 06-311, a resolution revising the monthly service charges for use of the Delta City water system. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The vote was as follows:

Robert Banks	Yes
Kiley Chase	Absent
Bruce Curtis	Absent
Glen Swalberg	Yes
Betty Jo Western	Yes

The motion passed unanimously.

MAYOR GAYLE BUNKER: SUNRISE ENGINEERING WORK RELEASE FOR CULINARY WATER PROJECT

Mayor Bunker reported that an agreement for engineering work on the new culinary water source project needs to be executed in order to allow work to begin on the project.

Council Member Robert Banks MOVED to authorize Mayor Bunker to sign Work Release No. 2006-3 for Sunrise Engineering to begin work on the the culinary water project, known as the Ridge Top Well, subject to review and approval by Delta City Attorney Richard Waddingham. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR GAYLE BUNKER: BOND COUNSEL FOR CULINARY WATER PROJECT

Mayor Bunker noted that we are required to hire a bond attorney to provide bonding documents for the culinary water project. We have received proposals from three bond attorneys; namely, Smith/Hartvigsen, PLLC, in the amount of \$3,500 plus costs (estimated to be approximately \$500), Ballard Spahr Andrews & Ingersoll, LLP in the amount of \$6,500, and Chamberlain Associates in the amount of \$5,000. Mayor Bunker advised Council Members that Chamberlain Associates had been used as bond counsel for the library expansion project and Sunrise Engineering has indicated that they have previously worked with Smith/Hartvigsen.

Following review of the proposals, Council Member Betty Jo Western MOVED to accept the proposal from Chamberlain Associates, in the amount of \$5,000, as bond counsel for the Ridge Top Well project. The motion was SECONDED by Council Member Robert Banks. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CITY RECORDER GREGORY SCHAFFER: PROPOSED PURCHASE OF FOIL STICKERS
ACKNOWLEDGING DELTA CITY CENTENNIAL

City Recorder Schaffer presented a proposal for purchase of foil stickers commemorating the Delta City centennial year.

Following review, Council Member Betty Jo Western MOVED to authorize purchase of 5,000 foil stickers, in the style designated as #4, commemorating the Delta City Centennial to be purchased from Sticky Business, Inc. at a cost of approximately \$300. The motion was SECONDED by Council Member Robert Banks. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

PUBLIC WORKS DIRECTOR ALAN RIDING: UPDATE ON PUBLIC WORKS PROJECTS

Public Works Director Alan Riding reported that public works employees have been working on upgrading water and sewer services to a couple of properties and extending water mains so as to loop them together to provide better circulation and maintenance of water pressure.


The Fire Department is scheduled to burn the old home located at approximately 100 West and Main Street this weekend so that the clean up on that property can be completed next week.

OTHER BUSINESS

There were no matters of other business to discuss.

Mayor Bunker asked if there were any comments, questions or other items to be discussed. There being none, Council Member Betty Jo Western MOVED to adjourn the meeting. The motion was SECONDED by Council Member Robert Banks. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Bunker declared the meeting adjourned at 7:45 p.m.



GAYLE BUNKER, Mayor



GREGORY JAY SCHAFFER, City Recorder

MINUTES APPROVED: RCCM 09-07-06